FOR SALE

32-80 30th Street

Astoria NY 11106

7,228 Approx SF

8 Apartments # of Units

Exclusive Broker
Roni Yaghoobzar
(516) 469-0773
www.safdierealtygroup.com
Roni@safdierealtygroup.com

SAFDIE REALTY GROUP

PROPERTY SUMMARY

32-80 30th Street, Astoria NY 11106

INVESTMENT HIGHLIGHTS

- 8 Apartments # of Units
- 7,228 Approx SF
- 5.77% Current Cap Rate
- $450,000 Price/Unit
- $498 Price/SF
- Lot SF 2,790 SF
- Lot Dimensions 27.67 ft x 100.83 ft
- Building Dimensions 27.83 ft x 74.67 ft
- Tax Class 2B

OFFERING PRICE: $3,600,000

PROPERTY PHOTOS

SRG SAFDIE REALTY GROUP

FINANCIALS

32-80 30TH ST	EXISTING	BEDROOMS	
1R	$3,450.00	3 Bed I Bath	FM
1L	$3,450.00	3 Bed I Bath	FM
2R	$3,450.00	3 Bed I Bath	FM
2L	$3,520.00	3 Bed I Bath	FM
3R	$3,425.00	3 Bed I Bath	FM
3L	$1,778.77	3 Bed I Bath	RS
4R	$3,450.00	3 Bed I Bath	FM
4L	$3,350.00	3 Bed I Bath	FM
Total Per Month	**$25,723.77**		
Total Per Year	**$308,685.24**		
Less Vacancy	**$299,424.68**		

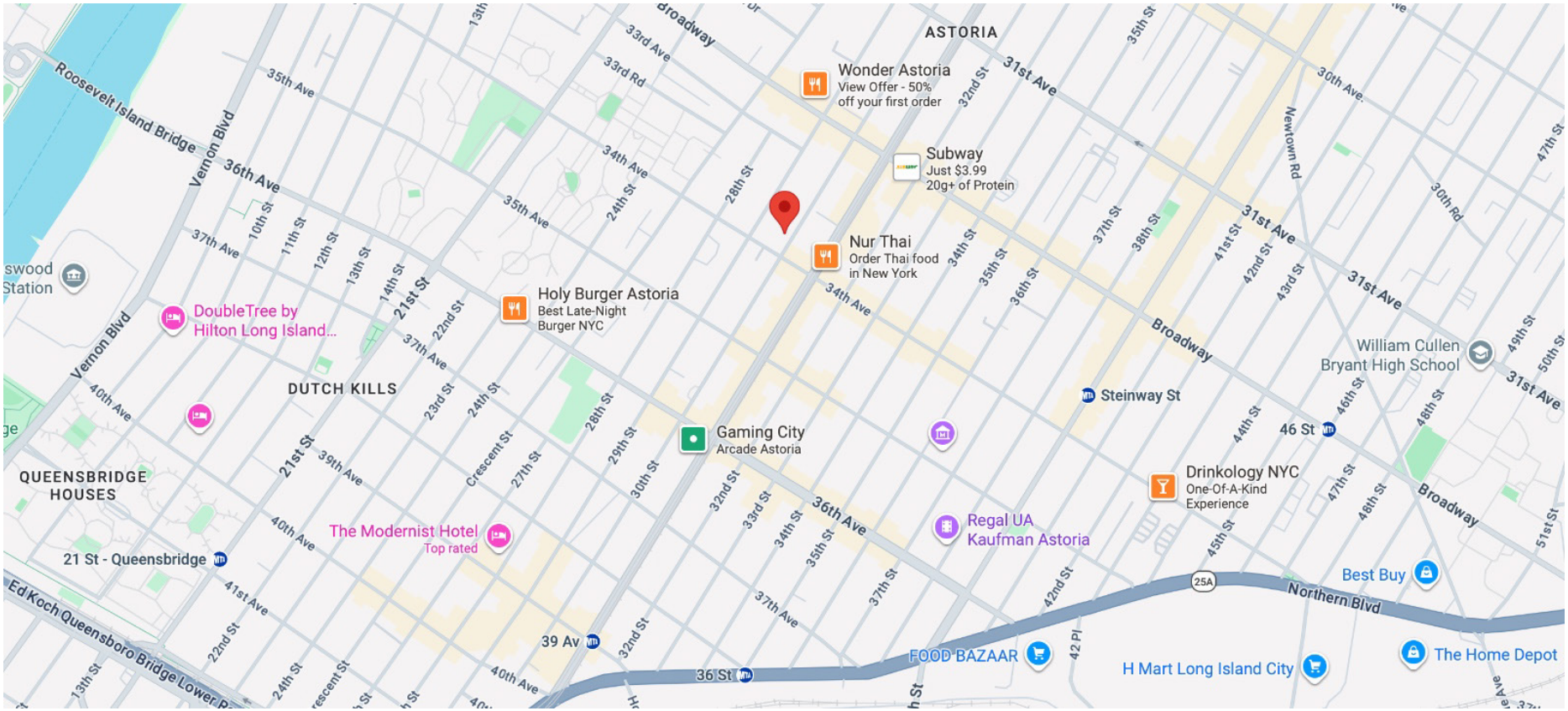
32-80 30TH ST	EXISTING	BEDROOMS
1R	$3,800.00	3 Bed I Bath
1L	$3,800.00	3 Bed I Bath
2R	$3,800.00	3 Bed I Bath
2L	$3,800.00	3 Bed I Bath
3R	$3,800.00	3 Bed I Bath
3L	$1,827.69	3 Bed I Bath
4R	$3,800.00	3 Bed I Bath
4L	$3,800.00	3 Bed I Bath
Total Per Month	**$28,427.69**	
Total Per Year	**$341,132.28**	
Less Vacancy	**$330,898.31**	

FINANCIALS

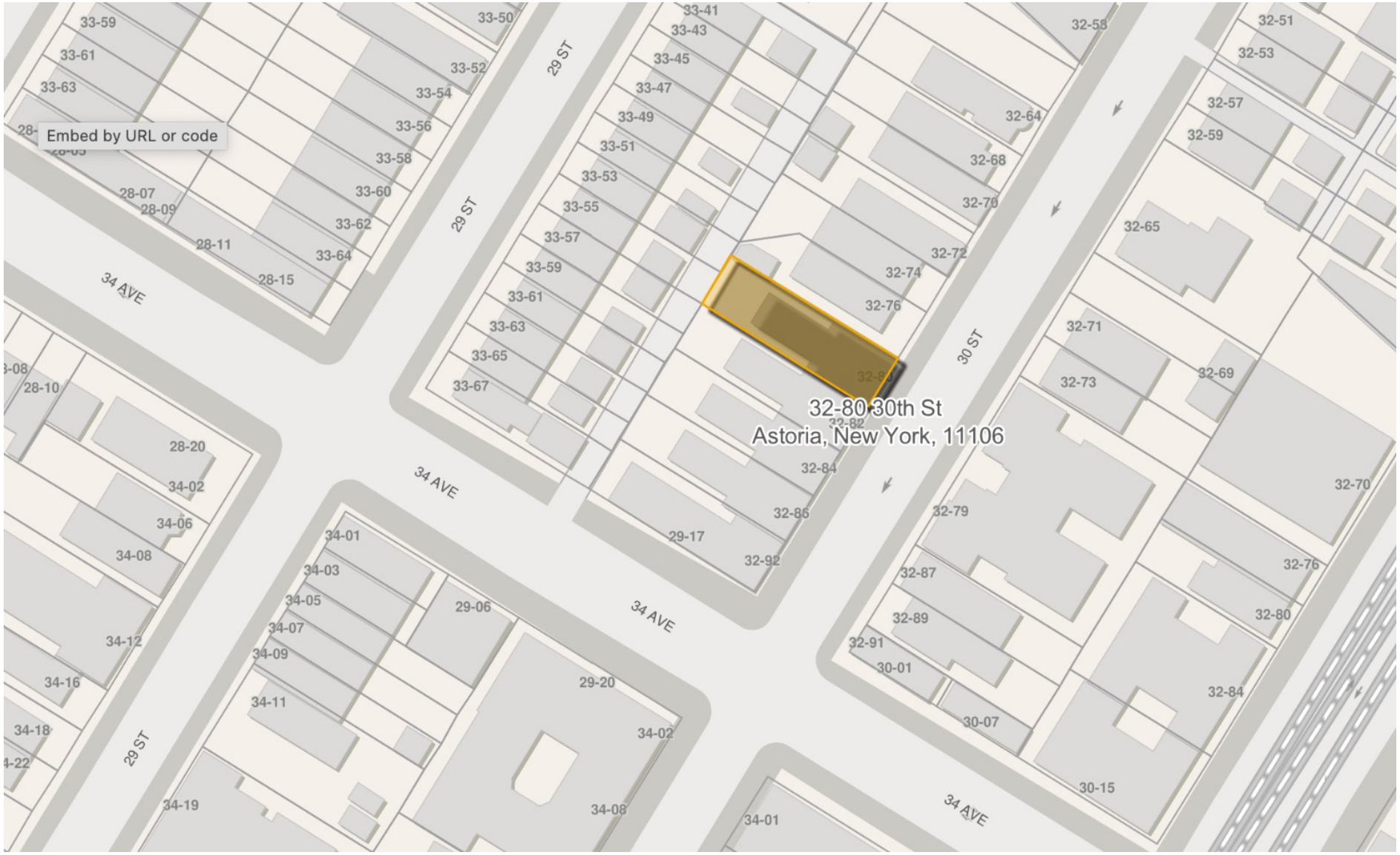
EXPENSES			EXPENSES		
TAX	$32,628.88	Tax Class 2B	TAX	$32,628.88	Tax Class 2B
INSURANCE	$9,600.00		INSURANCE	$9,600.00	
WATER	$10,272.00		WATER	$10,272.00	
GAS	$8,800.00		HEAT (OIL)	$8,800.00	
MANAGEMENT	$15,434.26		MANAGEMENT	$17,056.61	
REPAIRS	$6,000.00		REPAIRS	$6,000.00	
CAP X	$2,800.00		CAP X	$2,800.00	
PORTER	$4,200.00		PORTER	$4,200.00	
ELECTRIC	$2,000.00		ELECTRIC	$2,000.00	

TOTAL EXPENSES	**$91,735.14**	**TOTAL EXPENSES**	**$93,357.49**
NOI	**$207,689.54**	**NOI**	**$237,540.82**
PURCHASE PRICE	**$3,600,000.00**	**PURCHASE PRICE**	**$3,600,000.00**
CAP RATE	**5.77%**	**CAP RATE**	**6.60%**

PROPERTY MAPS



PROPERTY MAPS



7,228 APPROX SF
8 APARTMENTS # OF UNITS

32-80 30TH STREET, ASTORIA NY 11106

FOR MORE INFORMATION, PLEASE CONTACT

EXCLUSIVE BROKER
RONI YAGHOOBZAR
(516) 469-0773
www.safdierealtygroup.com
Roni@safdierealtygroup.com